

APPLICATION NUMBER: 25/0953

PROPOSAL: OF 25/0464 PROPOSED SITING OF A NEW AGRICULTURAL STORAGE BUILDING AND RETENTION OF EARTH DEPOSIT FOR THE PROVISION OF LEVEL GROUND FOR THE STRUCTURE

SITE: Lower Wenallt Golynos Lane Rogerstone Newport NP10 9GR

APPLICATION TYPE: Conditions

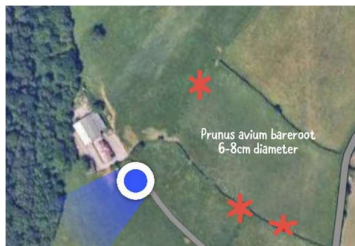
CONDITION 2 – OBJECTION

Insufficient mitigation is provided for the scale of the proposal: agricultural storage building measuring 40.5m x 15.6m x 6.4m and substantial earthworks.

The proposal for three small nursery stock trees may cover mitigation for the felled tree, but does not cover LDP GP5 for a soft landscape scheme below.

LDP GP5 vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

One tree appears to be shown not in a hedge line but as a field tree - *Prunus avium* would be inappropriate.



The approved Design and Access Statement by Acorus stated hedge and tree species would be planted west of the site, but this is not proposed:

7.17 The Applicant intends to plant native hedge species and trees to the west of the site on the bank of the levelled area of ground. This will provide screening for the proposed farm building and integrate with the broadleaved woodland to the west.

As SAB is likely to be required and above ground SuDS provided in order to meet standards for amenity and biodiversity, it is recommended that the soft landscape proposals incorporate planting for the above ground SuDS.

My comments on the approved application were that 'given the extent of earthworks, site photos are needed from the centre of the proposed barn in all main compass directions to gauge mitigation measures'. I would advise photos are provided alongside the mitigation plan which should incorporate appropriate and further tree planting and hedge planting in order to discharge the condition.